

# \$400,000 - 311 Cochrane Crescent, Fort McMurray

MLS® #A2232472

**\$400,000**

3 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.15 Acres

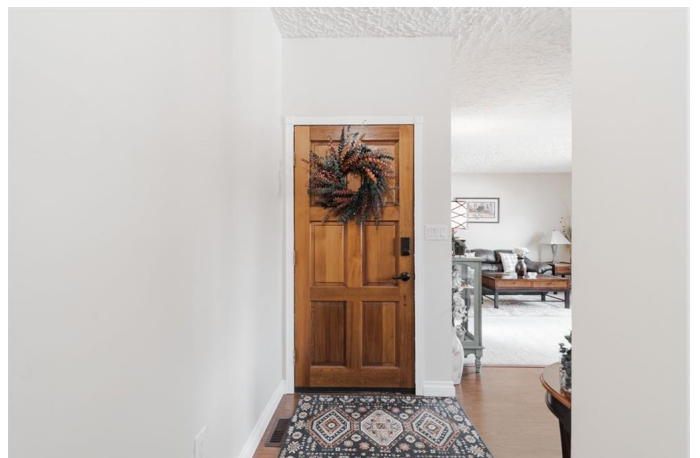
Thickwood, Fort McMurray, Alberta

Welcome to 311 Cochrane Crescent: This charming bungalow is full of character, lovingly cared for by its owners of nearly four decades. With standout curb appeal, a unique layout, and undeniable pride of ownership, this is a home youâ€™ll feel proud to call your own the moment you step inside.

From the moment you arrive, the care and attention this home has received is clear. A wide interlocking brick driveway leads to a private courtyard tucked behind a brick archway, creating a warm and welcoming entrance with added privacy. The covered front step, freshly stained and perfect for your morning coffee, is matched by a large back deck overlooking the beautifully maintained yard. The fully fenced yard features a wide gate with secure space for trailer or camper storage, and a large shed with an overhead door and heater offers year-round functionality. Whether you use it as a workshop, man cave, or hobby space, it's a rare and valuable bonus.

Inside, the home welcomes you with a bright and inviting front living room, featuring new carpet and large vinyl windows that fill the space with natural light. A two-way wood-burning fireplace connects the living and dining rooms, adding cozy character and warmth on colder days.

The eat-in kitchen, updated in 2012, has been beautifully preserved with rich wood cabinetry that extends to the ceiling, well-maintained white appliances, and an upgraded sliding



patio door that leads directly to the back deck. Itâ€™s a space that feels both nostalgic and functional â€“ the kind of kitchen that makes everyone feel at home.

The main level offers three bedrooms, including a primary with its own four-piece ensuite. A second full bathroom is conveniently located off the hallway for guests or family use.

Downstairs, the basement is a perfect mix of fun and functionality. A spacious rec area includes a bar with a mini fridge and enough room for a pool table or games space. Wood ceilings and another wood-burning fireplace in the family room make the entire level feel cozy and inviting. A two-piece bathroom, laundry room, and a massive amount of dedicated storage space finish off the lower level â€“ ideal for seasonal items, hobbies, or anything else you need tucked away.

Additional features include central A/C, an updated electrical panel, and a newer hot water tank (2019). Move-in ready and filled with warmth, this is a home thatâ€™s been truly loved â€“ and now ready for its next chapter.

Schedule your private tour today.

Built in 1979

Essential Information

MLS® #	A2232472
Price	\$400,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.15
Year Built	1979
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	311 Cochrane Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1J6

### Amenities

Parking Spaces	4
Parking	Driveway, Front Drive, Garage Door Opener, Heated Garage, Parking Pad, RV Access/Parking, Side By Side, Interlocking Driveway

### Interior

Interior Features	Bar, Laminate Counters, No Smoking Home, Soaking Tub, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garburator, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	5

Zoning R1

## Listing Details

Listing Office The Agency North Central Alberta

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